



To the Honorable Council
City of Norfolk, Virginia

May 24, 2016

From: George M. Homewood, FAICP, CFM, Planning Director

Subject: **Granby Development Certificate with waivers at 200 E. 22nd Street – The Monument Companies**

Reviewed:

Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 4/7

Approved:

Marcus D. Jones, City Manager

Item Number:

R-6

I. **Staff Recommendation:** Approval.

II. **Commission Action:** By a vote of **6 to 1**, the Planning Commission recommends **Approval**.

- The dissenting vote was due to the Commissioner stating that it appeared that several issues with adjacent properties remained unresolved and a continuance would be more appropriate.

III. **Request:** Granby Development Certificate with waivers to convert the existing 3-story historic warehouse to multi-family residential with 51 dwelling units.

IV. **Applicant:** The Monument Companies

V. **Description:**

- This application is for a Granby Development Certificate to permit the substantial renovation of a three-story, historic warehouse into a 51-unit multi-family building in the G-1 zoning district with three development waivers.

VI. **Historic Resources Impacts**

- The building, historically known as the *Bell's Storage Warehouse Co./New-Bell Storage Corp.* building, was constructed in 1920, and is listed as a contributing resource within both the Williamston-Woodland Historic District and the Norfolk & Western Railroad Historic District.
- Both historic districts are listed on the Virginia Landmarks Register and the National Register of Historic Places.

- The building was approved as a historic resource by the National Park Service (NPS) and the Virginia Department of Historic Resources (VDHR) in 2014 and 2015.
 - The applicant proposes to utilize State/Federal historic tax credits to rehabilitate the structure, converting the building into multi-family residential, which would require all improvements, modifications and alterations to be rigorously reviewed in order to be approved by the NPS and VDHR.
 - Granting the proposed waivers will permit the project to move forward without requiring alterations to the exterior of the building.
 - Approval of the waivers should allow the project to remain eligible for historic tax credits under the NPS/VDHR guidelines.

VII. Public Schools Impacts

The site is located in the Taylor Elementary School, the Blair Middle School and Maury High School Attendance Zones.

Staff point of contact: Matthew Simons at 664-4750, matthew.simons@norfolk.gov

Attachments:

- Staff Report to CPC dated April 28, 2016 with attachments
- Letter of support – Ghent Business Association
- Proponents and Opponents
- Ordinance



MEMORANDUM

TO: The Honorable City Council

REVIEWED: Ronald H. Williams, Jr. Deputy City Manager

Leonard M. Newcomb III, CFM, Assistant Director, City Planning

CC TO: Susan Pollock Hart, CFM, Principal Planner, City Planning

George M. Homewood, FAICP, CFM, Director, City Planning 

FROM: Charles Rigney, Director, Economic Development

Granby Development Certificate with waivers to convert the existing 3-story historic warehouse to multi-family residential with 51 dwelling units at 200 E. 22nd

SUBJECT: Street – The Monument Companies

DATE: May 20, 2016

On the May 24, 2016 Regular Agenda, City Council will be reviewing an application for a Granby Development Certificate to permit the substantial renovation of a three-story, historic warehouse into a 51-unit multi-family building in the G-1 zoning district with three development waivers at 200 E. 22nd Street. The site consists of a vacant warehouse building and is located on the northeast corner of East 22nd Street and the Monticello Avenue service lane directly south of the Norfolk Southern railroad tracks.

A Development Certificate is required for any development or substantial renovation requiring waivers; this application requests the following development waivers: (1) active uses (65% minimum required use of ground floor areas; this block of Monticello Avenue turns into a rarely traveled service lane), (2) transparency (50% minimum requirement along Monticello Avenue; 42.5% transparency is proposed), and (3) lot coverage (80% maximum requirement; building currently covers 100% of the lot).

The proposed reuse of the structure is consistent with *plaNorfolk2030*, which designates this site as Multi-Family Residential. The Healthy and Vibrant Neighborhoods chapter of *plaNorfolk2030* calls for the city to promote the transition of the Monticello-Granby Corridor to a higher intensity mix of development types. It further calls for the city to ensure that new development projects provide an active streetscape by providing first floor active uses, façades built to the right-of-way

line, and at least 50% first floor transparency. However, no new buildings are proposed for the site, and the proposed adaptive reuse and rehabilitation of the existing building is not considered new development.

Since granting the proposed waivers will permit the project to move forward without requiring alterations to the exterior of the building, approval of the waivers should allow the project to remain eligible for historic tax credits under the National Park Service (NPS)/Virginia Department of Historic Resources (VDHR) guidelines. Granting the waivers could also save the 96-year-old structure from eventual demolition. Given that the proposal would substantially improve a currently vacant historic structure, staff recommends **approval** of all three waivers.

The Planning Department received a letter of support from the Ghent Business Association. The Planning Department also received a letter of concern from a representative of Coca-Cola Bottling Company Consolidated ("Coke") in March. Coke raised several concerns with how the proposed residential community would have difficulty safely integrating within an active industrial complex without affecting Coke's business operations and general liability. Several meetings between City staff, Coke, and the Monument Companies subsequently took place following the March letter and prior to the April 28th Planning Commission public hearing.

On April 28, 2016, a duly advertised public hearing was held, at which the applicant and the representative for Coke provided comments. The Monument and Coke representatives stated that the parties have made tremendous progress in working towards solutions for the co-location of these uses. The Coke representative stated that Coke was assuming a stance of neutrality at that point, pending the finalization of a business transaction amongst several parties that appeared to be forthcoming and possibly able to satisfy all parties, however reserved the right to object should the business transactions with unnamed third parties not be concluded satisfactorily. The representative for the Monument Companies concurred with these remarks and requested action be taken by the Planning Commission at that meeting. The City Planning Commission voted **6 to 1** to recommend **approval** of the application. The dissenting vote was based on concerns raised by the Planning Commission Chair, Mr. Fraley, who felt that even with both parties agreeing that a solution is seemingly forthcoming, there were still unresolved issues between the parties, and absent a formal agreement the potential for conflicts was still an unresolved issue.

Coke is an important business partner of the City, one that the City wants to retain. Staff from both Economic Development and City Planning have endeavored to ensure that Coke and the proposed residential development can coexist compatibly in this location.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

City Planning Commission: April 28, 2016

for Executive Secretary: George M. Homewood, FAICP, CFM *JMW*

Staff: Matthew Simons, AICP, CZA, CFM *M.S.*

Staff Report	Continued Item No. 2	
Address	200 East 22 nd Street	
Applicant	The Monument Companies	
Request	Granby Development Certificate	Convert existing 3-story historic warehouse to multi-family residential with 51 dwelling units
Property Owner	William T. & Charlene G. Reynolds	
Site Characteristics	Site/Building Area	14,448/48,084 sq. ft.
	Future Land Use Map	Multi-Family
	Zoning	G-1 (Granby/Monticello Corridor Mixed-Use) district
	Neighborhood	N/A
	Character District	Traditional
Surrounding Area	North	I-2 (Light Industrial): NS Railway, pump station, vacant land
	East	G-1: vacant industrial warehouse
	South	G-1: parking lot for the proposed apartments
	West	I-1 (Limited Industrial): AAAA Self-Storage



A. Summary of Request

- The site consists of a vacant warehouse building and is located on the northeast corner of East 22nd Street and the Monticello Avenue service lane directly south of the Norfolk Southern railroad tracks.
- This application is for a Granby Development Certificate to permit the substantial renovation of a three-story, historic warehouse into a 51-unit multi-family building in the G-1 zoning district with three development waivers.

B. Historic Context and Impacts

- The building, historically known as the *Bell's Storage Warehouse Co./New-Bell Storage Corp.* building, was constructed in 1920, and is listed as a contributing resource within both the Williamston-Woodland Historic District and the Norfolk & Western Railroad Historic District.
- Both historic districts are listed on the Virginia Landmarks Register and the National Register of Historic Places.
- The building was approved as a historic resource by the National Park Service (NPS) and the Virginia Department of Historic Resources (VDHR) in 2014 and 2015; meeting the following applicable National Register criteria.
 - The property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
 - The property is associated with events that have made a significant contribution to the broad patterns of our history:
 - Significant to the history of Architecture: significant given it's "Architecture as a densely built and intact railroad corridor industrial area..."
 - Significant to the history of Commerce and Industry: "related to the large number of light industrial and production facilities within the district and the story they tell of the movement of this type of business out of the historic downtown."
 - Significant to the Ethnic History (European): significant given the contexts of this building being associated with a "large number of intact buildings developed by the Margolius family, which was a leading Jewish family and leading business family in Norfolk and pioneered new methods of real estate development in the city"
 - Significant to the history of Transportation: significant given its "direct connection to the Norfolk & Western Railroad line and the story of the development of Lamberts Point and the Pocahontas coal fields"
- While the structure is designated as a contributing resource by the NPS and VDHR, the site is not located within a locally designated historic district or identified as a local historic landmark, and the design guidelines applicable within local historic districts do not apply to this structure.

- However, the applicant proposes to utilize State/Federal historic tax credits to rehabilitate the structure, converting the building into multi-family residential, which would require all improvements, modifications and alterations to be rigorously reviewed in order to be approved by the NPS and VDHR.

C. Plan Consistency

- The proposed reuse of the structure is consistent with *plaNorfolk2030*, which designates this site as Multi-Family Residential, which permits multi-family.
- The Healthy and Vibrant Neighborhoods chapter of *plaNorfolk2030* calls for the city to promote the transition of the Monticello-Granby Corridor to a higher intensity mix of development types.
 - It further calls for the city to ensure that new development projects provide an active streetscape by providing first floor active uses, façades built to the right-of-way line, and at least 50% first floor transparency.
 - However, no new buildings are proposed for the site, and the proposed adaptive reuse and rehabilitation of the existing building is not considered new development.
- The Preserving Our Heritage chapter of *plaNorfolk2030* calls for protecting Norfolk's historic resources, in part by encouraging the reuse of nonconforming historic structures.
 - Since granting the proposed waivers will permit the project to move forward without requiring alterations to the exterior of the building, approval of the waivers should allow the project to remain eligible for historic tax credits under the NPS/VDHR guidelines.
 - Granting the waivers could save the 96-year-old structure from eventual demolition, which would be supported by the Preserving Our Heritage chapter of *plaNorfolk2030*.

D. Zoning Analysis – Granby Development Certificate

i. General

- The site is zoned G-1; which permits the use by-right.
- A Development Certificate is required for any development or substantial renovation requiring waivers; this application requests the following development waivers:
 - The 65% required use of ground floor areas (active uses).
 - The 50% fenestration requirement (transparency).
 - The 80% maximum lot coverage requirement.

ii. Flood Zone

The property is located in the X Flood Zone, which is a low-risk flood zone.

iii. Development Standards

- **Maximum height:**
 - Maximum of 65 feet permitted.
 - Proposal conforms with the existing building height at 47 feet.
- **Building Placement – build-to lines:**
 - Along Monticello Avenue, building must be located within ten feet of the property line, and shall conform to this requirement along a minimum of 90% of the entire length of the property line.
 - Along East 22nd Street, building must be located within ten feet of the property line, and shall conform to this requirement along a minimum of 65% of the entire length of the property line.
 - Proposal conforms with the existing building located within ten feet of the property line along 100% of all right-of-way property lines.
- **Open space requirement:**
 - Minimum of 15% required.
 - Proposal conforms at 19% with a 2,693 square foot rooftop open space deck.
- **Off-street parking and loading requirements:**
 - The proposal will conform to the bicycle parking requirement of one space per four dwelling units, with at least 13 bike spaces proposed within the building.
 - The development is required to provide at least one off-street parking space for each dwelling unit.
 - Proposal conforms with 51 off-street parking spaces provided.
- **Required use of ground floor – active uses (waiver requested):**
 - Along Monticello Avenue, 65% of the building's ground floor area found to be fronting along a principal street is required to be allocated to active uses (commercial uses or residential uses with exterior patios, stoops, etc.).
 - Waiver requested given that this block of Monticello Avenue turns into a rarely traveled service lane, as well as to preserve the historic integrity of the building.
- **Fenestration – transparency requirement (waiver requested):**
 - Along Monticello Avenue, 50% of the building's ground floor along a principal street is required to be transparent.
 - Waiver requested in order to preserve the historic integrity of the building and given that the existing window openings, which will be restored, provide a transparent façade for 42.5% of the building façade length.
- **Lot coverage (waiver requested):**
 - Maximum of 80% lot coverage permitted.
 - 100% of the lot is currently covered with the existing building.
 - Waiver requested in order to preserve the historic integrity of the building.

iv. Waivers

- In accordance with the regulations of the *Zoning Ordinance*, the Planning Commission may recommend and the City Council may approve such waivers upon making the following findings:
 - That the application submitted, while not strictly in accord with certain general regulations, meets public purposes, is not contrary to planning principals contained in the adopted general plan of Norfolk, and provides public protection to an equivalent or greater degree; or
 - That in the particular circumstances of the case, strict application of a regulation or regulations is not necessary for the accomplishment of public purposes or the provision of public protection, at the time or in the future.
- Given that the proposal would substantially improve a currently vacant historic structure, and is proposed to conform to the historic preservation requirements of the NPS and VDHR, the requested waivers are all necessary for the structure's restoration.

E. Public Schools Impacts

The site is located in the Taylor Elementary School, the Blair Middle School and Maury High School Attendance Zones.

F. Environmental Impacts

- The proposed multi-family conversion will undergo the Site Plan Review process for the new parking lot, which will require all site development to adhere to the regulations of the *Zoning Ordinance*, including landscaping and buffering, vehicular circulation, and stormwater improvements.
- As part of the site plan review process, a landscape verge with street trees will be installed in the right-of-way directly in front of the building façade along East 22nd Street.

G. AICUZ Impacts

None

H. Surrounding Area/Site Impacts

By requiring this use to conform to the condition listed below, granting the development certificate waivers should not have a negative effect on the surrounding area.

I. Payment of Taxes

The owner of the property is current on all real estate taxes.

J. Civic League

- The site is not located within any civic league area.
- Notice was sent to the Ghent Business Association on February 10.
- A letter of support was received from the Ghent Business Association.

K. Recommendation

Active Uses Waiver:

Staff recommends **approval** of the waiver, since this portion of Monticello Avenue operates as a rarely utilized service lane as opposed to the portions of Monticello Avenue to the south.

Fenestration Waiver:

Staff recommends **approval** of the waiver, since meeting the 50% fenestration requirement is not feasible for the existing building without jeopardizing the historic integrity and the building is already transparent for 42.5% of the Monticello Avenue ground-floor building façade.

Lot Coverage Waiver:

Staff recommends **approval** of the waiver, since meeting the 80% maximum lot coverage requirement is not feasible for the existing building without jeopardizing the historic integrity since the building current covers 100% of the lot.

Staff recommends **approval** of the waivers, subject to the following condition:

- (a) The site shall be designed generally in accordance with the layout as prepared by Silvercore Land Development Consultants, dated January 29, 2016, revised February 19, 2016, attached hereto and marked as "Exhibit A," subject to any revisions required to be made by the City during the review by the City's site plan review process and building permit plan review process.

Attachments

Location Map

Zoning Map

plaNorfolk2030 Action N5.1.18 with Future Land Use Map of Monticello-Granby Corridor

Application

Physical Survey

Conceptual Site Plan

Proposed Elevations

Letter of support – Ghent Business Association

Proponents and Opponents

Proponents

Grady Palmer – Representative, legal counsel
999 Waterside Drive
Norfolk, VA 23510

Chris Johnson/Thomas Dickey – Applicants
1425 E. Cary Street
Richmond, VA 23219

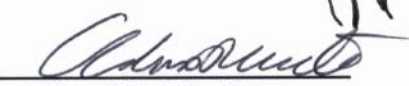
Opponents

J. Bryan Plumlee – legal counsel for Coca-Cola Bottling Company Consolidated
4705 Columbus Street
Virginia Beach, VA 23462

Opponents

None

Form and Correctness Approved

By 
Office of the City Attorney

Contents Approved: 

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A GRANBY DEVELOPMENT CERTIFICATE TO PERMIT THE RENOVATION OF AN EXISTING WAREHOUSE TO PROVIDE RESIDENTIAL DWELLING UNITS ON PROPERTY LOCATED AT 200 EAST 22ND STREET.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Granby Development Certificate is hereby granted to permit the renovation of an existing warehouse to provide 52 new residential dwelling units on property located at 200 East 22nd Street. The property to which the Certificate applies is more fully described as follows:

Property fronts 90 feet, more or less, along the northern line of East 22nd Street and 167 feet, more or less, along the eastern line of Monticello Avenue; premises numbered 200 East 22nd Street.

Section 2:- That the Council expressly finds that waivers from the requirements of §§ 10-16.(e) and 10-16.9(f) of the Zoning Ordinance of the City of Norfolk, 1992, (as amended) regarding fenestration and required use of ground floor areas are appropriate because the application submitted, while not strictly in accord with certain general regulations, meets public purposes, is not contrary to planning principals contained in the adopted general plan of Norfolk, and provides public protection to an equivalent or greater degree and provides public protection to an equivalent or greater degree; and also because, in the particular circumstances of the case, strict application of these regulations is not necessary for the accomplishment of public purposes or the provision of public protection at this time or in the future; wherefore such waiver is hereby granted.

Section 3:- That the Granby Development Certificate granted hereby shall be subject to the following condition:

- (a) The site shall be designed generally in accordance with the layout as prepared by Silvercore Land

Development Consultants, dated January 29, 2016, revised February 19, 2016, attached hereto and marked as "Exhibit A," subject to any revisions required to be made by the City during the review by the City's site plan review process and building permit plan review process.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:
Exhibit A (1 page)

Tables.

22ND STREET
SELF-STORAGE, LLC
DEED REF. 110024889
GPM# 1438130243
ZONING: I-1

NORFOLK SOUTHERN RAILWAY COMPANY
80' RIGHT-OF-WAY

ATLAS FLATS, LLC
DEED REF. 150027892
GPING 1438134174
ZONING: G-1

ATLAS FLATS, LLC
DEED REF. 150027892
GPING 1438133154 &
1438133078
ZONING: G-1

EAST 22ND STREET
+/- 60' PUBLIC RIGHT-OF-WAY
25 MPH

PARCEL 3
201 EAST 22ND STREET
WILLIAM T. AND CHARLENE G. REYNOLDS
D.B. 1804, PG. 891
GPIN# 1438122994 &
1438123924
ZONING: G-1
CONTAINING +/- 0.138 ACRES

CCBC OPERATIONS, LLC
DEED REF. 150026982
GPIN# 1438123866
ZONING: I-1

GRAPHIC SCALE

1 month = 0.0833 yr



SILVERCORE
LAND DEVELOPMENT CONSULTANTS

7110 FOREST AVENUE - SUITE 204 RICHMOND, VA 23226 (804) 282-6600

200 EAST 22ND STREET

SITE LAYOUT

HUNTERSVILLE DISTRICT

2000

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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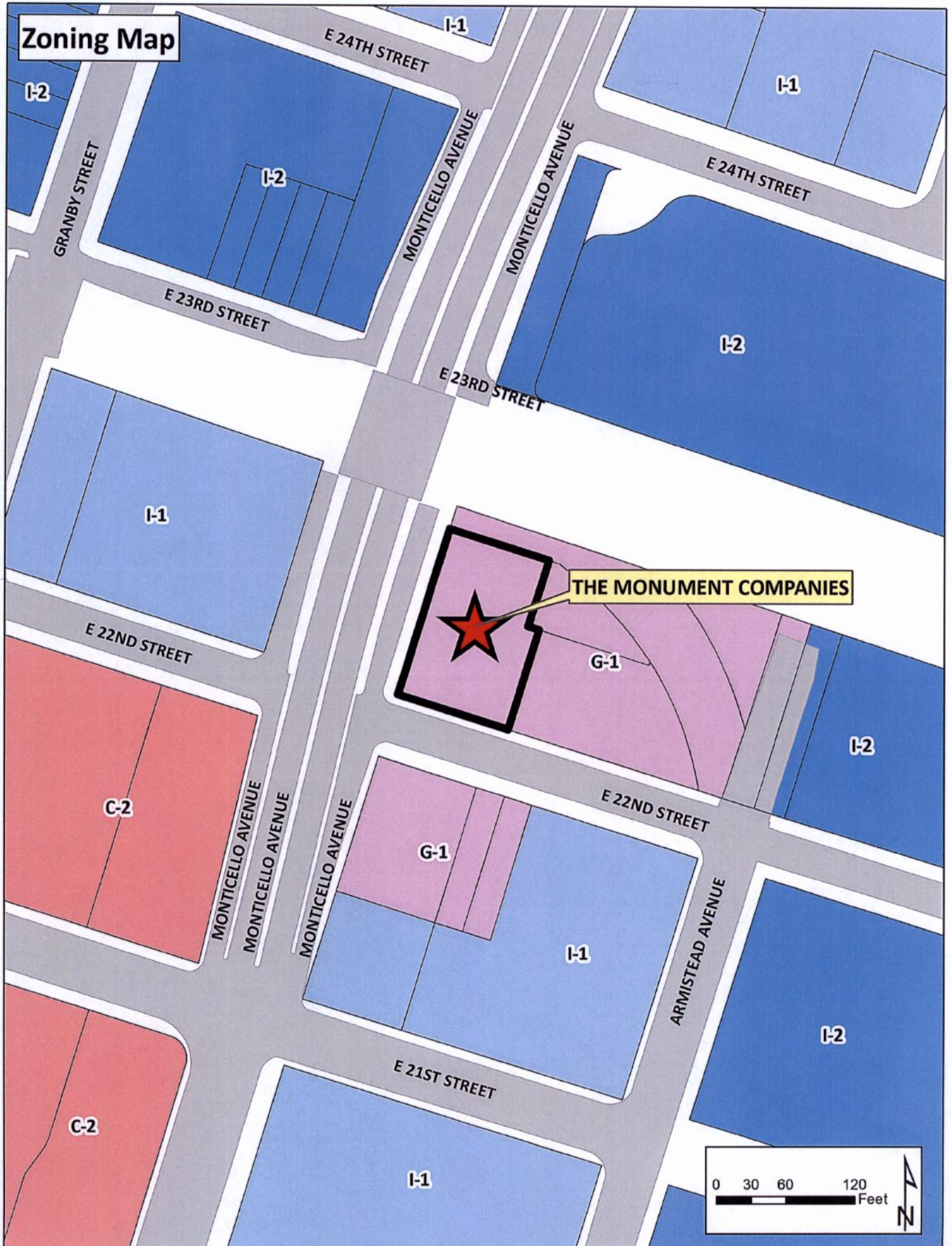
DESIGN BY: Andrew Bowman
CHECKED BY: Jeff Staub
DRAWING SCALE: 1"=20'
DATE: 1/29/2016

SHEET

1

JOB #: 150135

Zoning Map



Action N5.1.18. Implement the following actions for the Monticello-Granby Corridor.

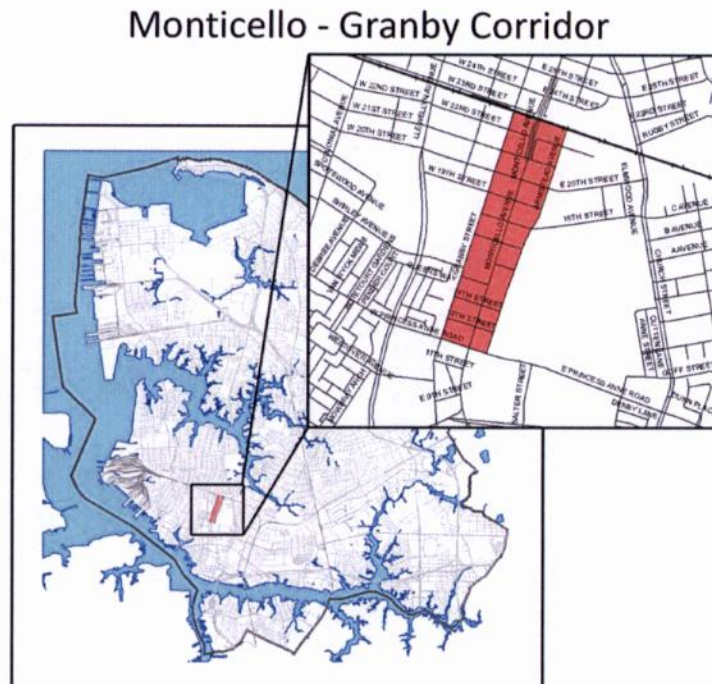
- N5.1.18(a). Promote the transition of the Monticello-Granby Corridor from predominantly industrial and automobile-oriented uses to a higher intensity of mixed use development, including residential.

- N5.1.18(b). Ensure that all new development projects provide an active

streetscape for Granby Street and Monticello Avenue by constructing buildings with active first floor uses, with façades built to the right-of-way line, and with at least 50% first floor transparency.

- N5.1.18(c). Ensure that new development does not negatively impact the residential and institutional character of the surrounding neighborhoods by providing adequate parking for all uses and adequate open space for residential uses.

- N5.1.18(d). Consider expansion of the G-1 zoning district, or the creation of one or more additional zoning districts throughout the corridor to ensure appropriate development form.





APPLICATION
G-1 Granby/Monticello Corridor Development Certificate

Date of application: February 8, 2016

DESCRIPTION OF PROPERTY

Proposed Location of Property: Street Number) 200-201 (Street Name) E. 22nd St
Zoning Classification: G-1

Existing Use of Property: Vacant warehouse and vacant lot

Current Building Square Footage: 48,084 sf

Proposed Use: Residential Multi-Family (52 units)

Trade Name of Business (If applicable) _____

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name: The Monument Companies, LLC

2. Name of applicant: (Last) Johnson (First) Chris (MI) D

Mailing address of applicant (Street/P.O. Box): 1425 East Cary
Street _____

(City) Richmond (State) VA (Zip Code) 23219

Daytime telephone number of applicant (443) 223.3325 Fax (804) 303.7348

E-mail address of applicant: ebarrineau@themonumentcompanies.com

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised March, 2015)

Granby/Monticello Development Certificate
Page 2

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name: The Monument Companies, LLC

2. Name of applicant: (Last) Johnson (First) Chris (MI) D

Mailing address of applicant (Street/P.O. Box): 1425 East Cary
Street

(City) Richmond (State) VA (Zip Code) 23219

Daytime telephone number of applicant (443) 223.3325 Fax (804) 303.7348

E-mail address of applicant: ebarrineau@themonumentcompanies.com

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) Reynolds (First) William (MI) T

Mailing address of property owner (Street/P.O. box): 28539 E. Benders Landing Blvd

(City) Spring (State) TX (Zip Code) 77386

Daytime telephone number of owner (281) 288-9788 email: _____

E-mail address of property owner: camdenpt@msn.com

CIVIC LEAGUE INFORMATION

Civic League contact: Ted Enright, Ghent Business
Association

Date(s) contacted: 1/12/2016 via phone and email, will attend monthly meeting on
2/10/2016

Ward/Super Ward information: Ward 4, Super Ward 7

CRITERIA FOR REVIEW

Please provide the following information:

- (a) Use characteristics of the proposed development, including provision for ground-floor active uses and continuity along surrounding street fronts and provision of residential uses within the surroundings.
This development is an adaptive reuse of an existing warehouse building to 52 apartments. There will be dwelling units on the ground floor and all historic openings on street frontages will be maintained.
- (b) Preservation of historic structures and districts; preservation of significant features of existing buildings are to be renovated; relation to nearby historic structures or districts including a need for height limits.
This project seeks tax credit approval with Department of Historic Resources (DHR) and the National Park Service (NPS). Consequently, the historic fabric of the building will be maintained and improved. Historically significant features will be restored and maintained. The current building envelope will not have a visible change from the street level with regard to height or massing. We are installing an elevator and roof access via stair, but these protrusions will not be visible from the street. Exterior alterations are limited to restoration of the historic facade
- (c) Location and adequacy of off-street parking and loading provisions, including the desirability of bicycle parking.
The building is grandfathered for 192 parking spaces per Zoning Ordinance section 15-1.2. However, 52 parking spaces (1 per each dwelling unit) are proposed at 201 E. 22nd St, across the street from the existing structure.
- (d) The provision of open space to meet the requirements of the district; the location, design landscaping and other significant characteristics of this public open space, and its relation to existing and planned public and private open space.
The existing historic structure occupies 100% of the lot area. We will provide a roof deck that meets the open space requirement for 15% of the lot area (2,613 sf minimum, proposed roof deck area 2,693 sf).
- (e) Pedestrian circulation within the proposed development and its relation to any available public open space and pedestrian circulation patterns, particularly to plans for any improved pedestrian connections.
Existing pedestrian circulation (sidewalk) is maintained.
- (f) Architectural relationships, both formal and functional, of the proposed development to surrounding buildings, including building siting, massing, proportion, and scale. No changes to the existing historic structure with regard to massing, siting, proportion or scale. Historic openings will be maintained and restored.
- (g) Protection of significant views and view corridors.
No change to the scale or massing of the existing structure visible from the street level, so all significant views and corridors are maintained.

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised March, 2015)

Granby/Monticello Development Certificate
Page 4

REQUIRED ATTACHMENTS

- Required application fee, **\$5** (if check, made payable to the City of Norfolk).
- **If waivers are requested**, additional analysis will be needed; which will require an additional fee of **\$100**.
- Description and details of proposal.
 - One 8½ x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
 - Existing and proposed building structures
 - Driveways and Parking
 - Landscaping
 - Property lines (see attached example)
 - Location and dimensions of onsite signage
 - Please provide the names and addresses of all professional consultants advising the applicant in the proposed development
 - One 8 ½ x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Chris Johnson Sign: [Signature] 10/29/2016
(Signature of Property Owner, or Authorized Agent of Property Owner) (Date)

Print name: Chris Johnson Sign: [Signature] 10/29/2016
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: _____ Sign: _____ / _____ / _____
(Authorized Agent Signature, if applicable) (Date)

Description and Details of Proposal

The project under review is an alteration to three parcels on either side of East 22nd Street. The proposal includes a conversion of an existing 3-story historic warehouse to 52 apartment units on Parcel 1. We are not proposing any addition to the existing building and the only exterior work will be in rehabilitating the existing exterior façade. Across E. 22nd Street, on Parcels 2 and 3, we will create a surface parking lot with parking spaces for 52 cars, some landscaping, and a dumpster for trash disposal.

Variances Needed:

The following variances are requested per the requirements of the Granby Development Certificate

Lot Area Coverage:

Allowable Max: 80%

Existing: 100% (approx.)

The historic structure currently occupies 100% of the lot area (please see the survey included with this application). We proposed no change or addition to the structure.

Fenestration:

Any principal St (Monticello Ave): 50% of length of ground floor façade transparent

The principal frontage (west elevation) of the historic structure provides a transparent façade for 42.5% of the building façade length. Per DHR requirements, we must maintain the historic openings in the façade. We provide every historic opening on the ground floor façade along Monticello Avenue, maximizing our allowable fenestration.

Req'd Use of Ground Floor Areas:

Any area of req'd use of ground floor: 90% of length of ground floor façade transparent

Req'd use of ground floor: along principal st, 65% allocated to a req'd use

We propose ground floor dwelling units along the principal (west) elevation fronting Monticello Avenue. Because of the siting of the building and the historic structure, we are unable to provide patio spaces at the ground floor level. The historic window openings are quite large, which will engage the street as intended.

ALTA CERTIFICATION

To: Barriers Title Agency, L.L.C.; Old Republic National Title Insurance Company, and The Monument Companies

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on 1/11/2016.

Date of Plot or Map: 1/29/2016



Old Republic National Title Insurance Company COMMITMENT NO.: BT15-0744(RL) COMMITMENT DATE: JANUARY 07, 2015 SCHEDULE B - SECTION II EXCEPTIONS		
EXCEPTION #	DEED REFERENCE	DESCRIPTION
5	D.B. 319C PG. 250	BLANKET EASEMENT NOT PLOTTABLE
6	D.B. 310D PG. 233	BLANKET EASEMENT NOT PLOTTABLE

UTILITIES SHOWN ARE FROM A COMBINATION OF FIELD LOCATED EVIDENCE AND CITY OF NORFOLK PROVIDED MAPPING.

THIS TOPOGRAPHIC SURVEY FOR A PROPOSED SITE DESIGN AT 200, 201, 209 & 213 E 22ND STREET IN THE CITY OF NORFOLK, VA WAS COMPLETED UNDER THE DIRECT SUPERVISION AND RESPONSIBLE CHARGE OF GEORGE L. NYFELER, III FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION. THE IMAGERY AND DATA WAS OBTAINED BETWEEN 1/8/2016 AND 1/29/2016, AND THAT THIS MAP MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

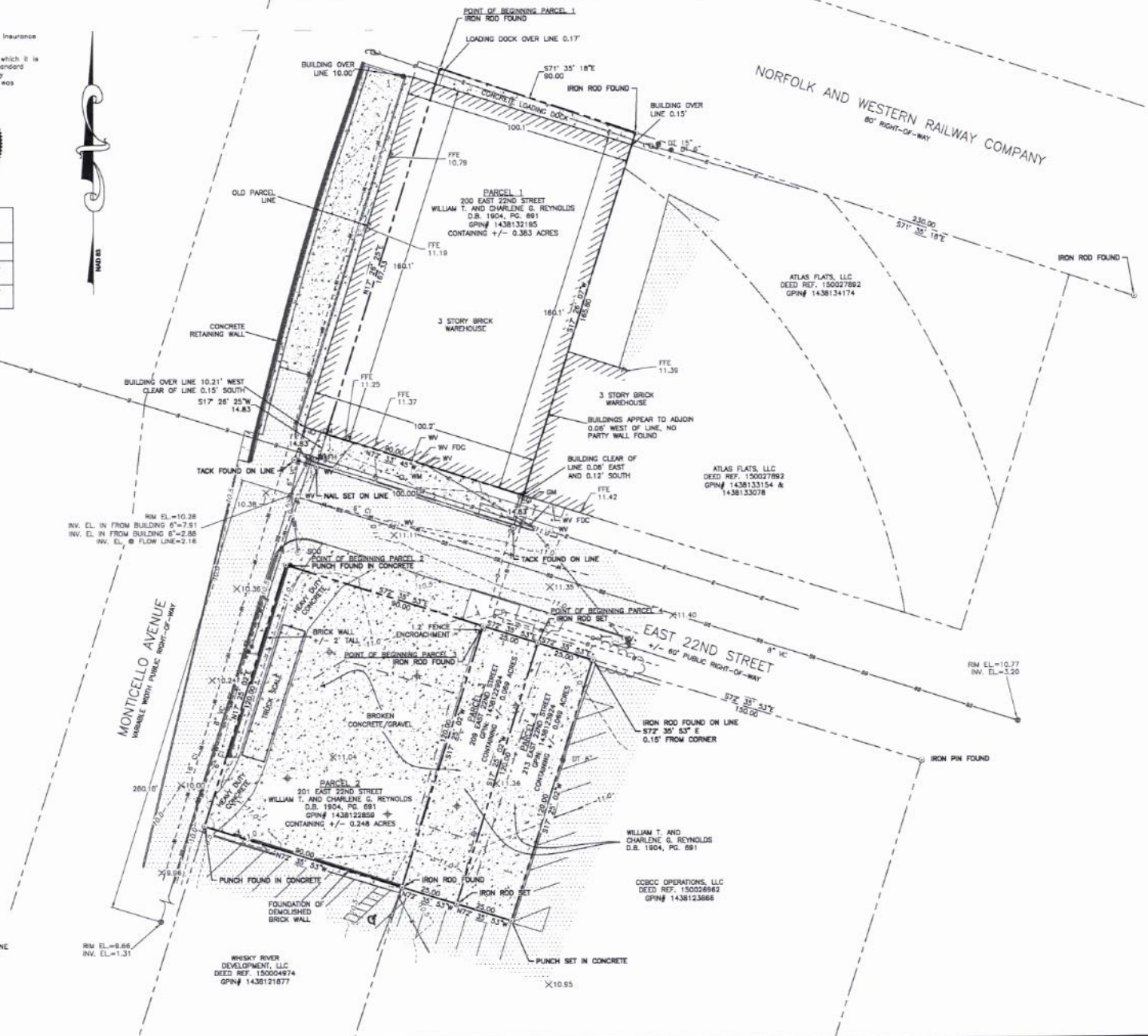


VERTICAL DATUM: NAVD83

HORIZONTAL AND VERTICAL DATUM ESTABLISHED WITH OPUS SOLUTIONS FOR STATIC GPS OBSERVED POINTS

EXISTING CONDITIONS LEGEND

FFE	= FINISHED FLOOR ELEVATION
---	= PROPERTY LINE
---	= BUILDING LINE
EM	= ELECTRIC METER
---	= OVERHEAD UTILITY LINE
UT	= UTILITY POLE
CON	= CONCRETE
BR	= BRICK
OV	= GAS VALVE
GM	= GAS METER
WM	= WATER METER
WV	= WATER VALVE
HY	= FIRE HYDRANT
CH	= CONCRETE CURB
AS	= ASPHALT
CB	= CABLE BOX
F	= FENCE LINE
W	= WATER LINE
SS	= SANITARY SEWER LINE
S	= SIGN
SM	= SANITARY SEWER MANHOLE
PGL	= PAINTED GAS LINE
PTL	= PAINTED TELECOMMUNICATION LINE
UL	= PAINTED UNKNOWN UTILITY LINE
LB	= FIELD LOCATED BORING
TL	= TREELINE
DT	= DECIDUOUS TREE



NYFELER ASSOCIATES
LAND SURVEYING & MAPPING
619 W CARY STREET, RICHMOND, VA 23220
804-277-4231 nyfelerasociates.com

DATE	1-29-2016
JOB NUMBER	200, 201, 209 & 213
SCALE	1"=40'
DRAWN BY	JAN
APPROVED BY	GLN

ALTA/ACSM LAND TITLE SURVEY
FOR
200, 201, 209 & 213
EAST 22ND STREET
CITY OF NORFOLK, VA
Prepared for: BLVDORRE



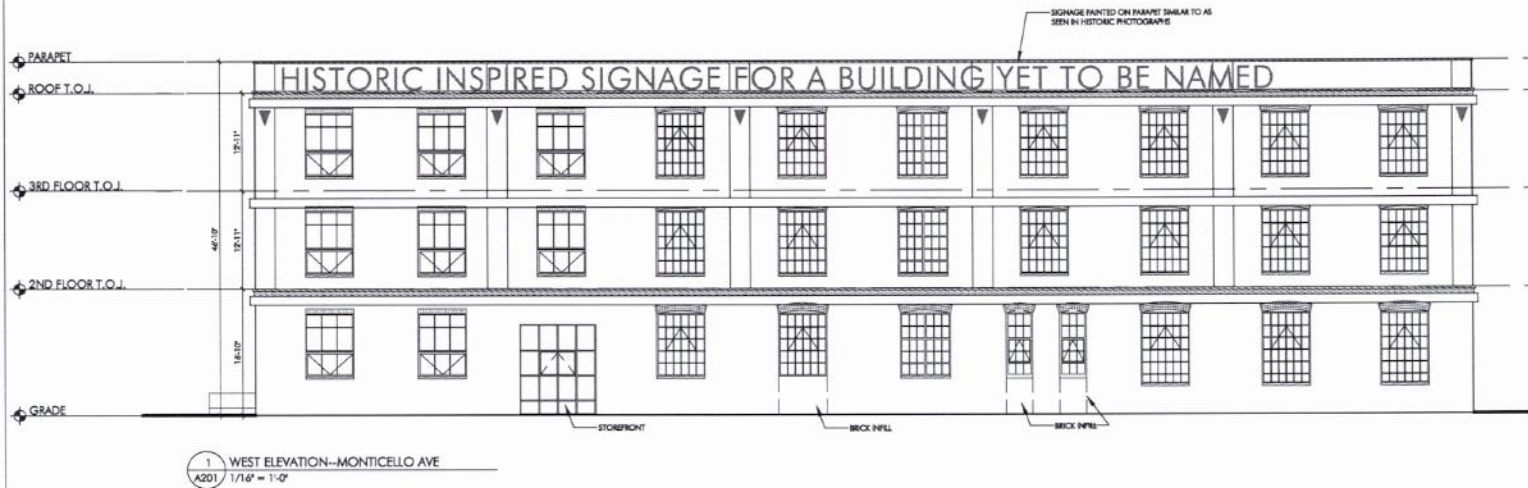
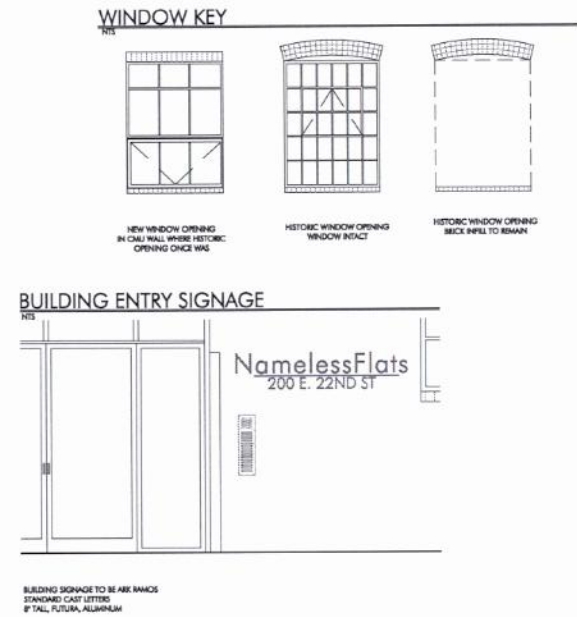
200 E. 22ND ST
NORFOLK, VA

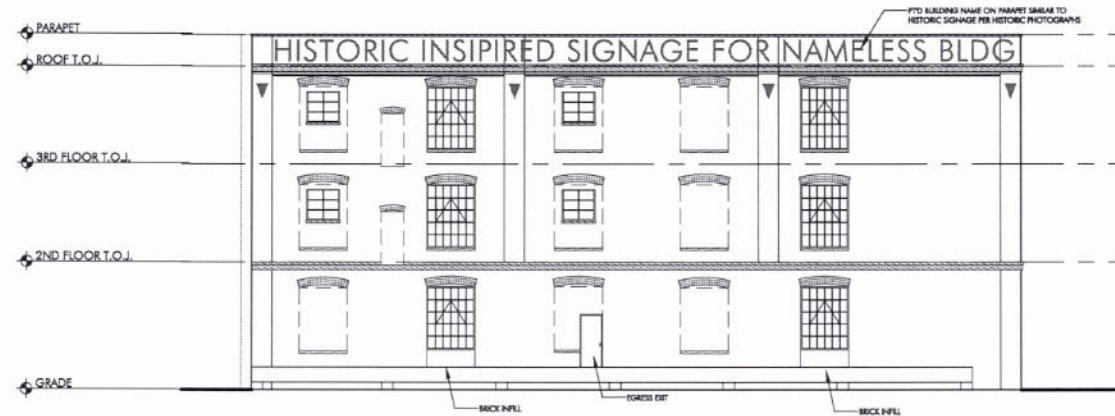
GDC REVIEW	01-29-2016
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REGISTRATION

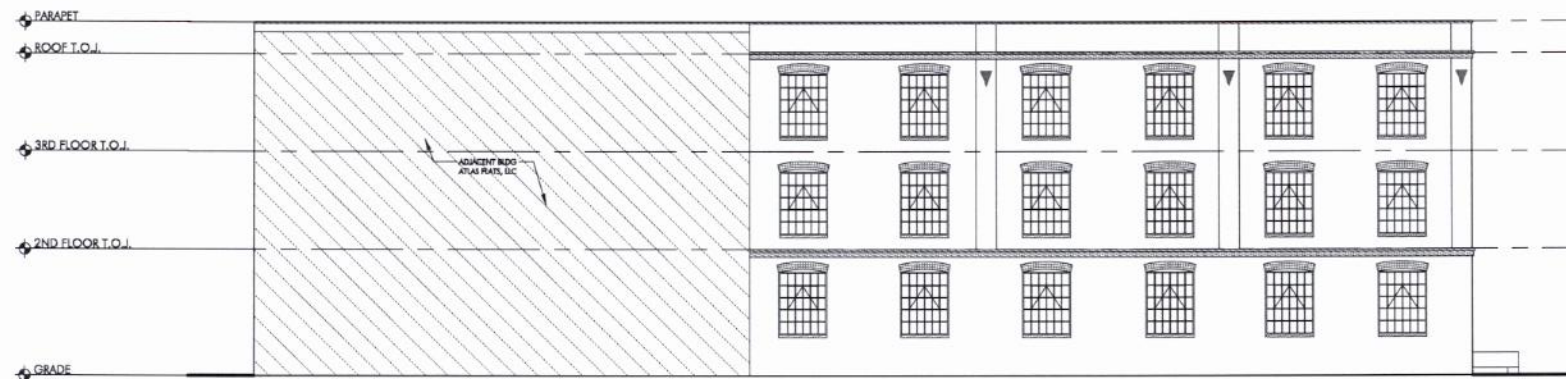
SOUTH AND WEST
ELEVATIONS

A-201



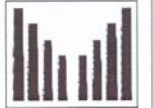
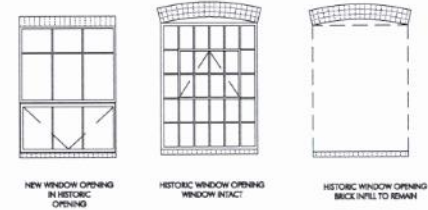


2 NORTH ELEVATION
A202 1/16" = 1'-0"



1 EAST ELEVATION
A202 1/16" = 1'-0"

WINDOW KEY



THE MONUMENT
COMPANIES
1425 EAST CARY STREET
RICHMOND, VA 23219
TELEPHONE: (804) 303-7347
www.themonumentcompanies.com

200 E. 22ND ST
NORFOLK, VA

ISSUED:

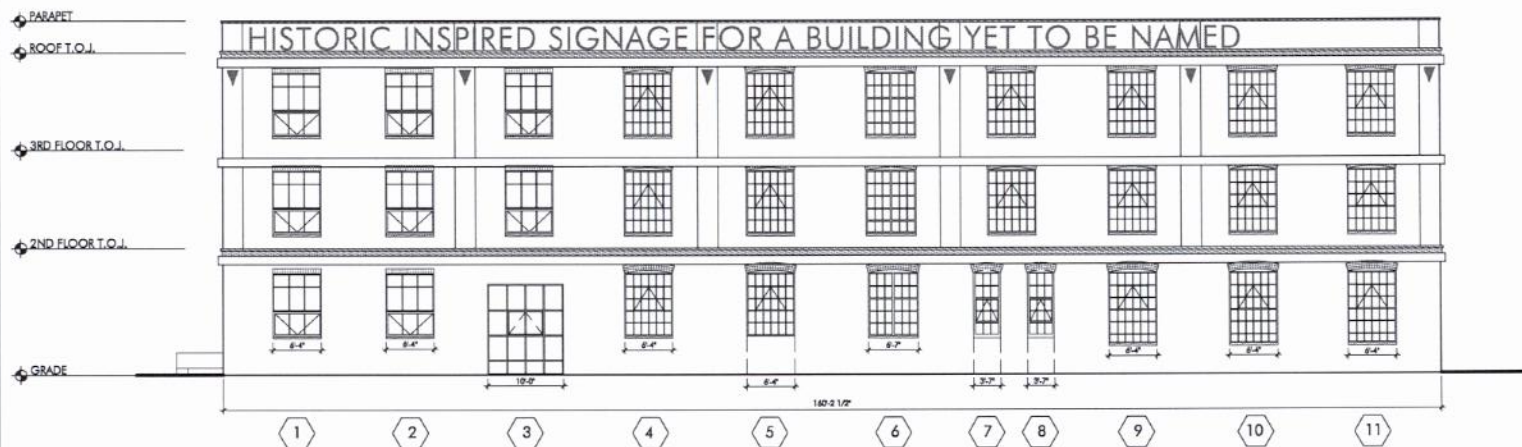
GDC REVIEW 01-29-2016

REGISTRATION

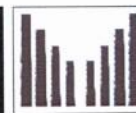
NORTH AND EAST
ELEVATIONS

A-202

GROUND FLOOR FENESTRATION CALCULATION		
WINDOW	WIDTH	
1	76"	
2	76"	
3	120"	
4	76"	
5	76"	
6	79"	
7	43"	
8	43"	
9	76"	
10	76"	
11	76"	
		FENESTRATION %
TOTAL WINDOW LENGTH	817"	
LENGTH OF BUILDING	1922.5"	42.5%



1 FENESTRATION—MONTICELLO AVE
A203 1/16" = 1'-0"



THE MONUMENT
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200 E. 22ND ST
NORFOLK, VA

ISSUED:

GDC REVIEW 01-29-2016

REGISTRATION

GROUND FLOOR
FENESTRATION
CALCS

A-203

Simons, Matthew

From: Straley, Matthew
Sent: Wednesday, February 10, 2016 10:45 AM
To: 'presidentGBA@gmail.com'; 'Ian_holder@ml.com'
Cc: Riddick, Paul; Williams, Angelia M.; Wilson, Denise; Simons, Matthew
Subject: new Planning Commission application - 200 E 22nd Street
Attachments: Monument Companies.pdf

Mr. Holder,

Attached please find the application to grant development waivers for a Granby Development Certificate to permit a substantial renovation of an existing structure located at 200 East 22nd Street.

The item is tentatively scheduled for the March 24, 2016 Planning Commission public hearing.

Should you have any questions, please e-mail or call *Matt Simons* at (757) 664-4750, matthew.simons@norfolk.gov

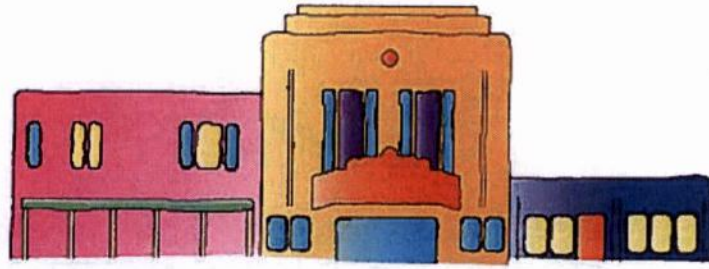
Thank you.

Matthew Straley
GIS Technician II


City Planning
810 Union Street, Suite 508
Norfolk, VA 23510
757-664-4769

Connect with us:
www.norfolk.gov





Ghent Business Association

March 21, 2016

City Council
City of Norfolk
City Hall
Norfolk, VA 23510

To whom it may concern,

The GBA would like to express its support for the request for approval by the Monument Companies. We hope to see more positive developments to that section of Ghent in the future.

Sincerely,

Ted Enright
Corresponding Secretary
Development Committee Chairman
Ghent Business Association